

# **EXHIBIT D**

NAME AND  
RETURN ADDRESS

MCCARTHY & HOLTHUS  
108 1<sup>ST</sup> AVENUE SOUTH, STE 300  
SEATTLE, WA 98104

<b>DOCUMENT TITLE(S)</b>	ORDER
<b>REFERENCE NUMBERS(S)</b>	200607310903 201909260566
<b>GRANTOR(S)</b>	IH6 PROPERTY WASHINGTON, L.P.
<b>GRANTEE(S)</b>	ALI SULEIMAN TRUST HSBC BANK USA, NATIONAL ASSOCIATION QUALITY LOAN SERVICE CORP. OF WASHINGTON
<b>LEGAL DESCRIPTION</b>	LOT 3 PLAT OF CYRSTAL MEADOWS RECORDED MAY 14, 2004, UNDER RECORDING NO. 200405145003, RECORDS OF PIERCE COUNTY, WASHINGTON. SITUATE IN THE CITY OF BONNEY LAKE, COUNTY OF PIERCE, STATE OF WASHINGTON
<b>PARCEL NUMBER(S)</b>	7001740030
<b>ADDRESS</b>	18205 106TH STREET EAST BONNEY LAKE, WA 98391

UNITED STATES BANKRUPTCY COURT  
WESTERN DISTRICT OF WASHINGTON  
AT TACOMA

IN RE:  SARAH HOOVER,  Debtor,	BK Case No. 19-42890-MJH  Adversary Case No. 20-04002-MJH  STIPULATION AND ORDER RESCINDING TRUSTEE'S SALE
SARAH HOOVER,  Plaintiff,  v.  QUALITY LOAN SERVICE CORP. OF WASHINGTON, et. al.,  Defendants.	

The parties, through their undersigned counsel, recite and stipulate as follows:

## I. RECITALS

1. This action concerns real property (the "Property") in Pierce County, Washington identified as follows:

ADDRESS	18205 106TH STREET EAST BONNEY LAKE, WA 98391
TAX PARCEL ID.	7001740030
LEGAL DESCRIPTION	LOT 3 PLAT OF CYRSTAL MEADOWS RECORDED MAY 14, 2004, UNDER RECORDING NO. 200405145003, RECORDS OF

PIERCE COUNTY, WASHINGTON. SITUATE IN THE CITY OF  
BONNEY LAKE, COUNTY OF PIERCE, STATE OF  
WASHINGTON

2. The Property was formerly owned by the Ali Suleiman Trust with Amir Suleiman and Sarah Hoover as co-trustees (the “Suleiman Trust”).

3. The Property was formerly encumbered by a deed of trust (the "Deed of Trust") held by HSBC Bank USA, National Association, as Trustee of the Fieldstone Mortgage Investment Trust, Series 2006-2 ("HSBC") and recorded under Pierce County Recorder's No. 200607310903.

4. Quality Loan Service Corp. of Washington (“Quality”) was the trustee under the Deed of Trust.

5. On September 13, 2019, Quality auctioned the Property for sale pursuant to the Deed of Trust power of sale. IH6 Property Washington, L.P., a Delaware Limited Partnership ("IH6") was the winning bidder at auction. On or about September 17, 2019, Quality issued a trustee's deed (the "Trustee's Deed") to IH6 which was recorded under Pierce County Recorder's No. 201909260566.

6. On February 8, 2021, under Dkts # 81-82, this Court ruled the trustee sale violated the bankruptcy automatic stay and is void.

## II. STIPULATION

The parties stipulate the effect of the Court's ruling on title is as follows:

1. The parties are returned to their title positions as if the trustee sale never occurred.

2. The Trustee's Deed to IH6 is canceled.

3 The Suleiman Trust is reinstated as the title owner of the Property

4. HSBC's Deed of Trust is reinstated as the first position lien against the Property securing the loan repayment obligation described therein.

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### III. ORDER

The above-stipulated terms are ORDERED by the Court.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021

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## JUDGE MARY JO HESTON

PRESENTED BY:

/s/ Joseph Ward McIntosh

Joseph Ward McIntosh, WSBA #39470

Attorney for Quality Loan Service Corp. of Washington

/s/ Christina L Henry

Christina L Henry, WSBA #31273

Attorney for Sarah Hoover

/s/ Ryan S Moore

Ryan S Moore, WSBA #50098

Attorney for PHH Mortgage Corporation *dba* PHH Mortgage Services and HSBC Bank USA, NA, as Trustee of the Fieldstone Mortgage investment Trust, Series 2006-2

/s/ John McIntosh

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John McIntosh, WSBA #43113

Attorney for IH6 Property Washington LP *dba* Invitation Homes